



South Grafton Villages Master Plan

Grafton, Massachusetts

Prepared By:
Dodson Associates, Ltd.

In association with:
Mullin Associates Incorporated
and the ***Horsley Witten Group***

July 2006

Acknowledgements and Project Team

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Background and Project Process

Background and Study Area

In 2003, the Blackstone River Valley National Heritage Corridor Commission funded a visioning project for the main stem of the River from Millbury, MA to Pawtucket, RI. A significant component of this project was a design charrette for the Fisherville Mill site in Grafton. Detailed analysis and design, combined with public participation, produced conceptual site plans that reflect the opportunities and constraints present in the rehabilitation of historic mills and villages.

As a result of the original visioning process, this Master Plan project focussed on the three South Grafton mill villages (Farnumsville, Fisherville, and Saundersville) and the Blackstone River Corridor that links them. Each village contains characteristics that distinguish them yet all three areas share similarities. The most significant common feature is the Blackstone River, which played a significant role in the historical development of all three villages. Most notably, each of the villages contained significant mill complexes which utilized the river as a source of power for the manufacturing process. These mills provided jobs for many residents of the villages and were a catalyst for the development of the area and the sense of community that still thrives.

Today, the river is no longer utilized in the manufacturing process. In fact, several of the mill buildings that were once key elements of the villages' industrial economies, as well as the villages' identities, have been lost and of those remaining, most are presently vacant. There is increasing development pressure to utilize/re-develop many of the properties in the villages for various purposes including commercial, retail and residential uses.

Project Purpose

The purpose of this project is to develop a strategic policy Plan for protecting, preserving and promoting significant cultural, historical and environmental characteristics of the South Grafton mill villages and the Blackstone River Corridor in Grafton.

The project inventoried significant cultural, historical, and environmental resources, or assets, within the project area. Using the inventories, community planning workshops were conducted to identify a "vision" for this part of Grafton, as well as to develop a strategic plan that includes specific goals and objectives for achieving the vision. A prioritized list of recommendations and actions identified by the project participants, and estimated costs for implementing such, are included in the Plan, along with suggested time frames and identification of potential funding sources for their completion.

In addition to creating this Master Plan document, the Project serves as a means of educating the community's residents about the numerous resources and assets that exist within this unique area. The community workshops allowed both project organizers and participants to present and exchange knowledge and ideas about the project area in an organized meeting forum. Citizens, non-profit organizations, and various Town boards, committees and departments all have expressed a strong commitment to planning for the future of the South Grafton Villages and the Blackstone River Corridor. It is anticipated that creating further awareness of the valuable assets of this area will result in an even greater level of enthusiasm than presently exists.

Introduction and Vision

The rich natural, historic and recreational resources along the Blackstone River in Grafton have provided economic and cultural benefits to the community for generations. The mill villages of Saundersville, Fisherville and Farnumsville developed as a result of the harnessing of the River's power for industrial uses and brought diverse populations and cultures to the region. Over time these villages have experienced many changes and, most significantly, lost their primary economic focus, namely the mills.



Aerial View of the Blackstone River in South Grafton

After decades of decline, towns in the Blackstone Valley are experiencing extraordinary residential growth. Yet most of this development pressure falls on undeveloped farms and woodlands, while the old river villages continue to deteriorate. This is due to many complex factors, including availability of large developable parcels, zoning and regulatory constraints, and perceived market value. What change has occurred in the villages has often come at the expense of historic structures, either after a fire, or when buildings are torn down to make room for parking lots and strip mall development. The result is an accelerating erosion of

the historic character of the villages, together with the loss of the natural and cultural setting that surrounds them.

However, there remains an opportunity -- if action is taken quickly -- to reverse these trends. Indeed, by taking advantage of the unique natural, cultural and recreational resources surrounding the villages, the power of the marketplace can be brought to bear to drive the redevelopment of Main Street. By preserving and reusing historic structures, opening up the river for recreation, and creating a network of recreational trails, while at the same time changing zoning requirements to provide incentives for redevelopment, private investment can be attracted that will take advantage of the value of these resources to create a great place to live and work. The purpose of this Master Plan for the South Grafton Villages is to show how this is possible by providing a comprehensive vision for revitalization of the area, supported with detailed action strategies that the town and its partners can use to implement the plan.

The South Grafton Mill Villages Master Plan has been developed through extensive resource inventory and analysis and an inclusive public participation process. A vision and set of goals were identified that balance the need for the protection of significant resources with vital economic stimulation. The Master Plan additionally provides recommendations and action steps that address issues such as streetscape connections, greenway linkages and stormwater management.

The successful implementation of the Master Plan will need strong public/private partnerships and the dedication of local residents and Town and other public officials to achieve the vision. The John H. Chafee Blackstone River Valley National Heritage Corridor (BRVNHCC) has long been dedicated to this process at a regional level. They continue to educate and inform valley residents regarding the unique economic, natural and cultural resources that they share. Ultimately, through the preservation and enhancement of the cultural, natural and economic opportunities within the three mill village corridor, South Grafton can reclaim its former character and vitality.

A Vision for South Grafton's Mill Villages:

Preserve and promote the cultural heritage and economic viability of the Saundersville, Fisherville and Farnumsville villages through the interpretation and enhancement of their significant natural features, historic fabric and recreational opportunities.

Goals:

- Provide comprehensive streetscape improvements including sidewalks, street trees and pedestrian-scale lighting.
- Develop “flexible”, incentive-based zoning techniques that allow for a variety of uses within the area.
- Identify, and interpret to the public, key portions of the Blackstone Canal at Leland’s Landing, Fisherville and along Depot Street and south of the Farnumsville Mill.
- Improve Subdivision Regulations for residential development which promote the protection of water quality and wildlife habitats including the use of stormwater best management practices (BMP’s).
- Increase both physical and visual connectivity between the three mill villages through circulation improvements, view corridors and public spaces.
- Increase recreational use of the region by establishing additional access points and hiking trails and providing appropriate parking facilities.
- Develop several small-scale commercial areas adjacent to interpretive areas to serve local residents as well as visitors.

Section I: Resource Inventory and Analysis

Data was gathered from an extensive variety of sources, including the Town of Grafton, the State of Massachusetts, the Army Corps of Engineers, the US EPA, and many local residents and historians. Resource data was divided into four categories including (see Section II for individual maps):

- 1) Natural and Environmental
- 2) Historic and Cultural
- 3) Recreation and Open Space
- 4) Land Use and Economic Development

The resources were mapped on a series of inventory maps to provide an overview of the amount and types of resources that are represented within the three mill village corridor and along the Blackstone River. Although there are significant site-specific resources such as extant historic buildings and structures and natural systems, resources such as the Blackstone Canal and Blackstone Bikeway provide an important link through the three villages and ultimately across the greater region.



Aerial Orthophoto of Three Mill Village Corridor

Based on the inventory data and the public participation process, a synthesis map was prepared for each resource category indicating priority resource areas and potential linkages. Priority resource areas include concentrations of significant and endangered resources and those that provide critical opportunities for connection, interpretation and recreational use. Ultimately, a Composite Map was prepared that indicates the overlap of priority resource areas and provides the basis for master planning action strategies and recommendations. Following is a detailed analysis of each resource category including the vision

and opportunities articulated in the public participation process and a discussion of significant resources.

Natural and Environmental

Vision:

Restore water quality and natural habitats.

Opportunities:

- Significant number of potential vernal pools have been located
- Strong natural systems network for surface and groundwater protection
- Fisherville Pond and migratory bird habitat restoration
- Stormwater best management practices (BMP's) for existing and new development

Uniting the wildlife habitats and other natural features within the South Grafton mill villages is the Blackstone River, which meanders from west to east just north of the three villages before it turns southward. The southward turn of the river begins at the discharge point of the area known as “Fisherville Pond”, at the confluence of the Blackstone and Quinsigamond Rivers. This stretch of the river, like many other reaches of the Blackstone, was significantly altered by commercial and industrial uses. Historical alterations, including the Blackstone Canal and two impoundments, dramatically changed the landscape in South Grafton by enabling large-scale mill development and creating Fisherville Pond.



Fisherville Pond

As is the case with many older impoundments, the Fisherville Dam served as a sink for contaminated sediments in the river. These sediments remain settled behind the dam to this day and have raised questions regarding the best way to manage the area from a human health and ecological perspective. The damming of the Blackstone River not only provided power to the local economy but also created an impressive man-made habitat with wide expanses of open water and wetland vegetation that were ideal for migrating and nesting waterfowl.

The draining of the pond in the 1980's resulted in the loss of habitat for many fish and waterfowl and increased erosion in areas previously submerged. Since this time, the pond has been filled and drained again, creating continued instability in the vegetative community and encouraging the growth of stronger invasive species such as phragmites and purple loosestrife. The United States Army Corps of Engineers (USACE) has developed detailed studies of the Fisherville Pond area as part of their ongoing basin-wide reconnaissance of the Blackstone River.



Blackstone River near Farnumsville

Also of environmental significance within the study area are three Zone II Wellhead Protection Areas and the identification of 17 potential vernal pools. These areas indicate the necessity of monitoring the quality of surface and ground water to protect local drinking water supplies and important wildlife habitats.

For synthesis purposes, currently protected areas such as the Blackstone and Quinsigamond Rivers, the 200 foot River Protection Zone and all delineated wetlands were mapped as a priority resource area. In addition, a secondary protective buffer priority area was identified surrounding the River and wetland areas. This secondary

area includes all of the 500 year floodplain boundary as well as significant vegetation buffers adjoining developed areas and the Zone II Wellhead Protection Areas.

Historic and Cultural

Vision:

Reestablish historic connections that link resources and provide interpretive continuity to the corridor.

Opportunities:

- Historic districts and resources can be linked via streetscape and heritage trail systems
- Blackstone Canal has significant intact portions in South Grafton
- Blackstone National Heritage Corridor Land Management Plan and Design Guidelines provide strong foundation for streetscape improvements and heritage tourism
- Potential connections to adjacent cultural resources such as Hassanamesit Woods and Grafton Center

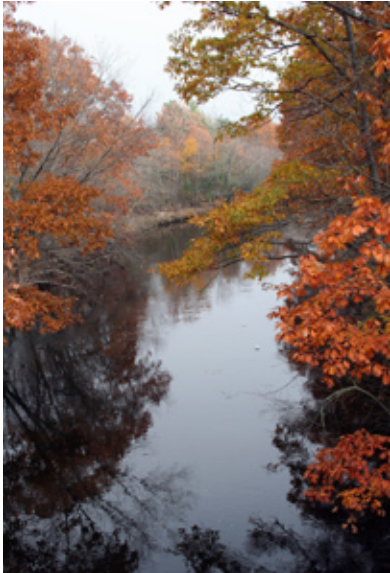


Historic View of Fisherville Mill Housing

Within the three mill villages there are significant areas that have already been identified as a priority for the preservation of the character and fabric of these communities. Both Fisherville and Farnumsville have National Register Historic Districts and Saundersville has a significant number of buildings, previously identified, that could also be nominated for National Register designation. These resources, such as the Fisherville Mill housing and the Farnumsville streetscape, provide a link to the history of the villages and bring continuity to the corridor and its past.

Also of great significance within the corridor is the Blackstone Canal which historically ran through the three villages. Many portions of the Canal are still extant, as well as supplementary resources such as the original tavern/store building at Leland's Landing and the remnants of locks and tow paths. A study of the Canal just completed by the Blackstone River Valley National Heritage Corridor indicates that Grafton has some of the most intact portions of the Canal in the Commonwealth of Massachusetts. The Canal represents a critical

tool that can be used to interpret and understand the rich heritage of the mill villages.



Blackstone Canal in Saundersville

The Blackstone River Valley National Heritage Corridor has been in the forefront of the region's recent renaissance, and their historic and recreational programs and initiatives serve as a foundation for regional activities throughout the corridor. The rich variety of resources in South Grafton provide the Town with the opportunity to become an integral part of the heritage tourism efforts of the National Heritage Corridor in the Valley.

Based on concentrations of significant resources identified in the inventory, a series of priority interpretive areas were delineated and mapped (see Section II, p. 14). It is felt that these areas provide the greatest opportunity for the interpretation of the rich history and heritage of South Grafton. The interpretive areas include the village of Farnumsville, the Fisherville Mill and Mill housing areas, Leland's Landing and the Saundersville Mill site. Linking these interpretive areas are a series of cultural corridors that provide access between them while further interpreting the stories of the area. The cultural corridors primarily follow Main Street and the Blackstone Canal with connections to North Grafton and adjacent towns.

Recreation and Open Space

Vision:

Provide access for residents and visitors to South Grafton's rich resources with a network of trails and open spaces.

Opportunities:

- Significant sites to provide public parking in key locations
- Continuous trail network linking parking with resources
- Increased opportunities for visual and physical River access
- Interpretation of natural environment and history through wealth of resources and access possibilities

Existing recreation and open space resources within the three mill villages provide a range of opportunities from walking to boating and bird watching. There are several access points to the River for non-motorized boating as well as birding and hiking opportunities around Fisherville Pond and the marshes that extend throughout the corridor. Many local residents also walk extensively throughout the area. The design of the Blackstone Bikeway is a significant future recreational resource along the Blackstone River in Grafton. Ultimately extending from Worcester to Providence, the Bikeway will bring many people through the area and can contribute to a revitalization of the region.



Future Blackstone Bikeway in Fisherville

Building on existing and proposed public park lands and trail systems there is great potential for an open space network that will link recreational activities and resources. As identified on the Recreation and Open Space Priority Map, the proposed network provides a multitude of recreational opportunities and access to natural and cultural resources. The coordination of recreational uses and activities

with interpretive programs and natural system protection will be critical to its success. Extending beyond the study area, moreover, this network can connect significant regional open space resources and help make South Grafton an important destination within the Blackstone River Valley.

Land Use and Economic Development

Vision:

Attract jobs and businesses by providing amenities, preserving open space resources and diversifying the economic base

Opportunities:

- Strong public/private partnership potential
- Momentum for the revitalization of South Grafton is building
- Significant natural and cultural resources provide an economic draw for regional visitors and local residents
- New zoning techniques can allow different types and densities of use
- Current residential growth trends in South Grafton

Current land use within the three mill villages is primarily residential although there are a variety of small businesses that operate along Routes 122 and 122A. New development adjacent to the Route 122 and 122A corridor is also primarily residential. Although the area is starting to get to a critical mass in terms of resident population, there



Historic View of Farnumsville Mill

are very few services and goods available in the immediate vicinity.

Economic activity in the area has been relatively stagnant since the mills ceased continuous operation. Individual small businesses provide what

remains of the economic base, but the potential for economic growth in the region is huge. With the population growth in South Grafton and improvements in the regional connectivity, the mill villages offer an opportunity for diverse economic development alternatives. The owners of both the Farnumsville Mill and Fisherville Mill site have indicated their plans to develop mixed-use projects. The Fisherville Redevelopment Corporation has also indicated their interest in providing a public park and River access point on the parcel south of Route 122A and along the River.

In order to boost economic revitalization and appropriate growth in South Grafton, several Economic Development Zones were identified. These Zones are places where successful commercial and mixed use growth can and should occur without compromising the character and context of these areas. Redevelopment and growth within these Zones will need a public/private partnership of residents, business owners, developers and the Town. Issues such as zoning and infrastructure requirements will need to be addressed in a collaborative effort to ensure the flexibility and success of revitalization.



Former Agway Building in Fisherville

Section II: Resource Mapping



Orthophoto

South Grafton Villages Master Plan

Town of Grafton, Massachusetts

Prepared by: Dodson Associates, Ltd., Landscape Architects and Planners
Ashfield, Massachusetts, June 16, 2006.

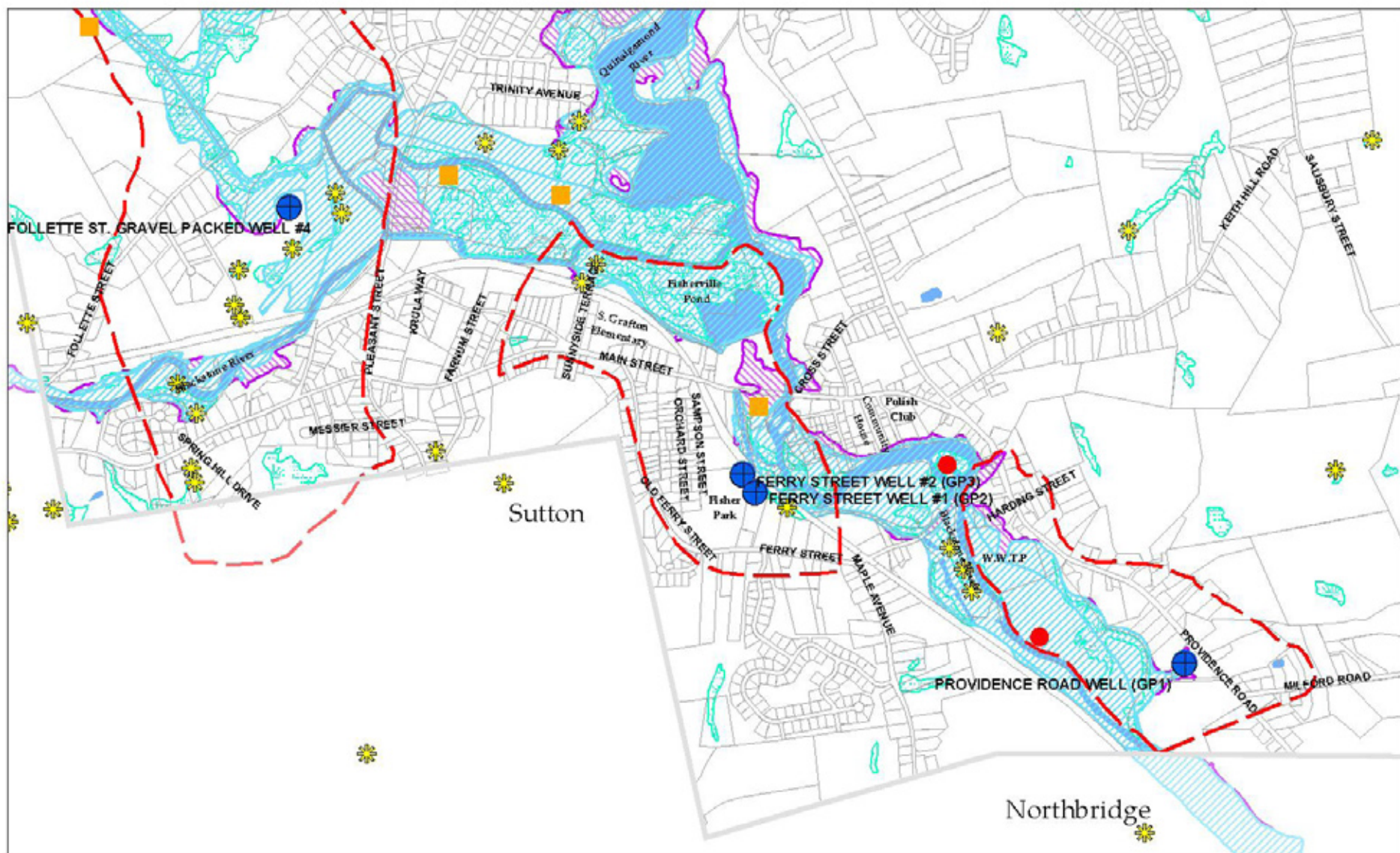
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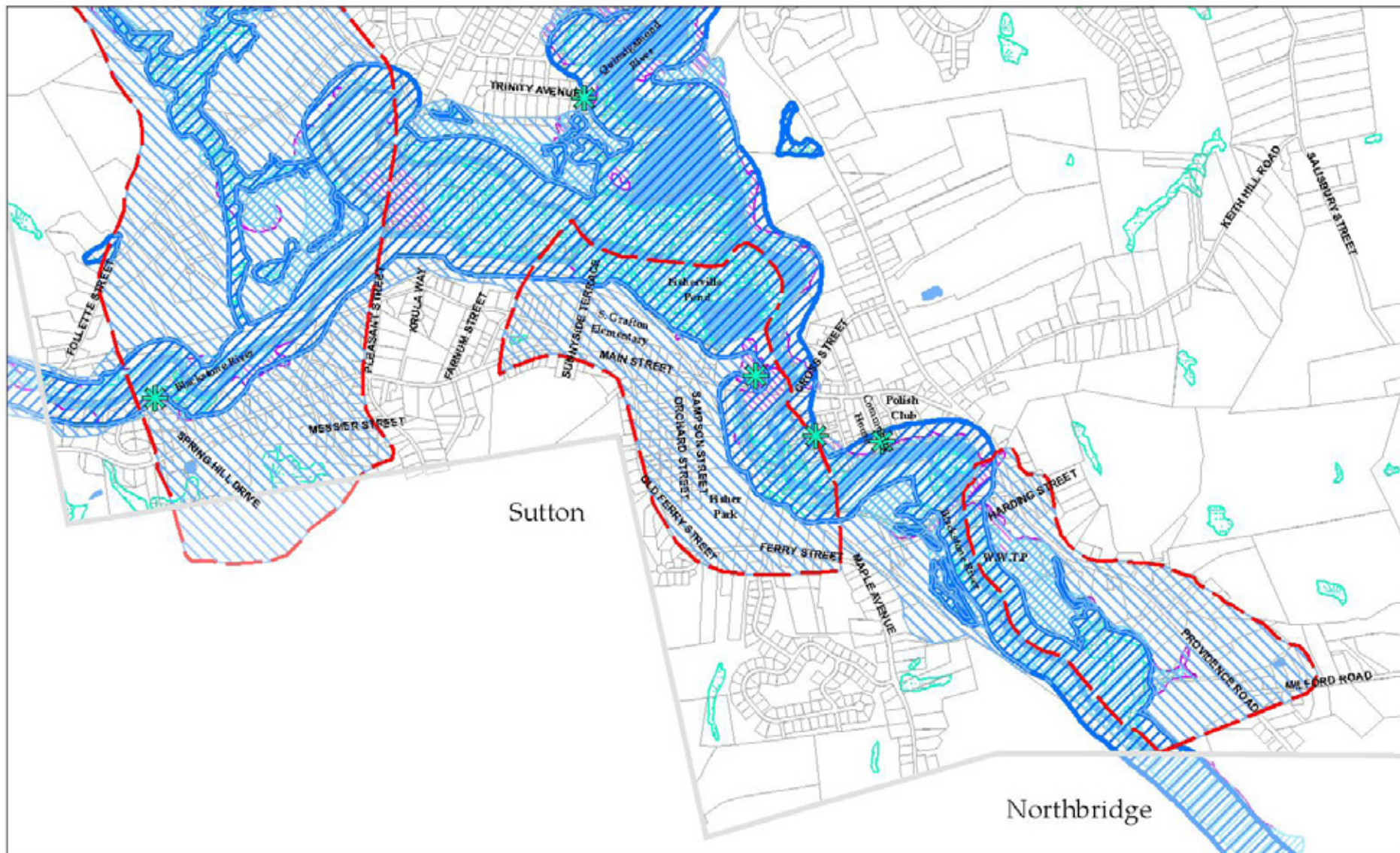
Legend

- Town Boundary
- Parcel Boundaries

SOURCES: Applied Geographics, Inc. (www.appliedgeo.com) for parcel data. Massachusetts Geographic Information System (MassGIS) for 1:5,000 Color Ortho Imagery, 1/2 meter resolution, taken in April 2003. The images were created by a jointly funded project of MassGIS and the Executive Office of Environmental Affairs (EOEA) and the Massachusetts Highway Department.







Natural and Environmental Resource Areas **South Grafton Villages Master Plan** Town of Grafton, Massachusetts

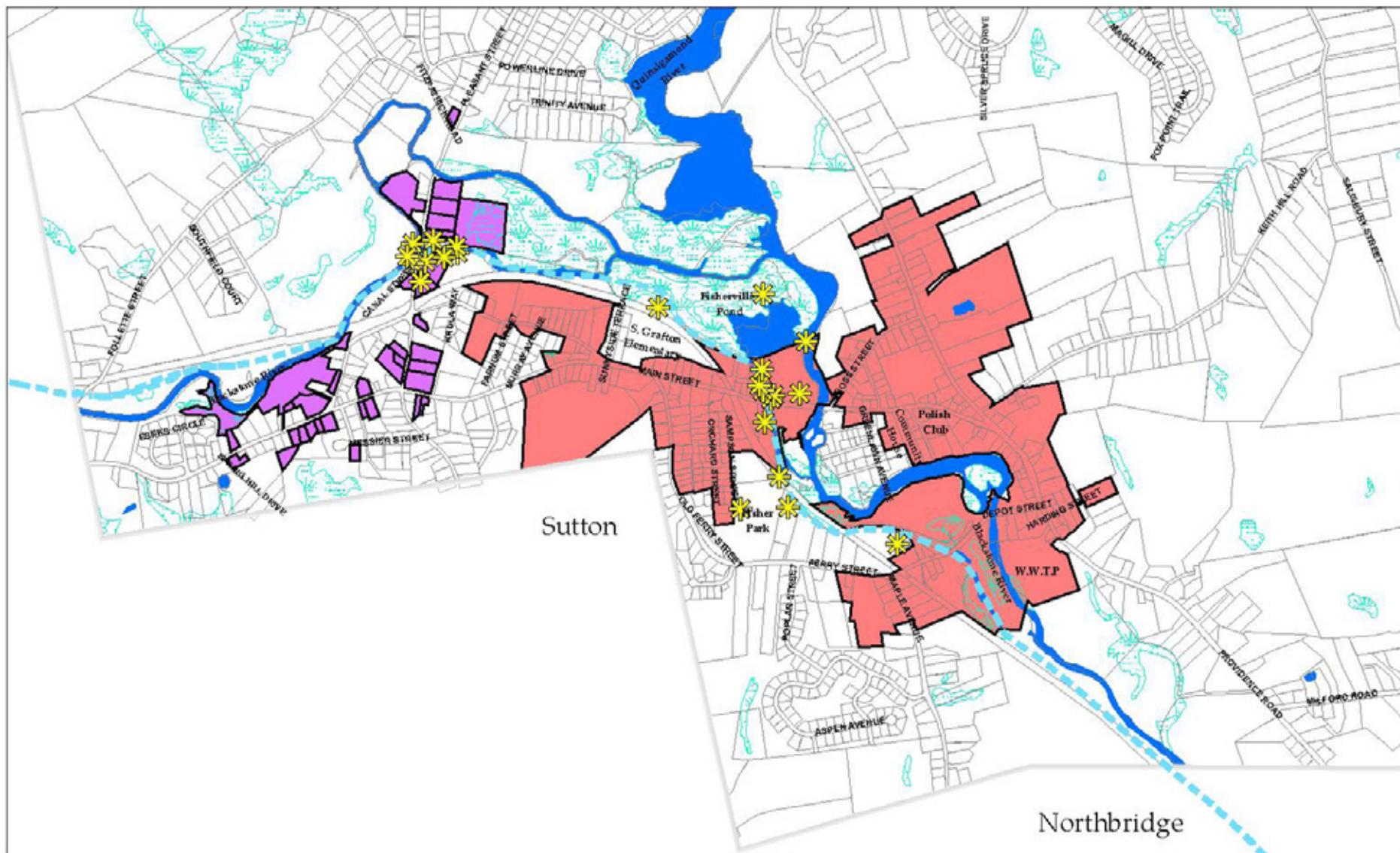
Prepared by: Dodson Associates, Ltd., Landscape Architects and Planners
 Ashfield, Massachusetts, June 16, 2006.

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 SOURCES: Applied Geographics, Inc. (www.apgeo.com) for parcel data. Massachusetts Geographic Information System (MassGIS) for roads, town boundaries, wetlands, flood zones, vernal pools, wells and wellhead protection areas.

Legend

- Town Boundary
- Parcel Boundaries
- Water
- Wetland
- 100-year Flood Zone
- 500-year Flood Zone
- DEP Wellhead Protection Areas (Zone II's)
- Potential BMP Areas/Sites
- Protected Water Resources
- Buffer Zone for Resources





Cultural Inventory Map

South Grafton Villages Master Plan Town of Grafton, Massachusetts

Prepared by: Dodson Associates, Ltd., Landscape Architects and Planners
Ashfield, Massachusetts, June 16, 2006.

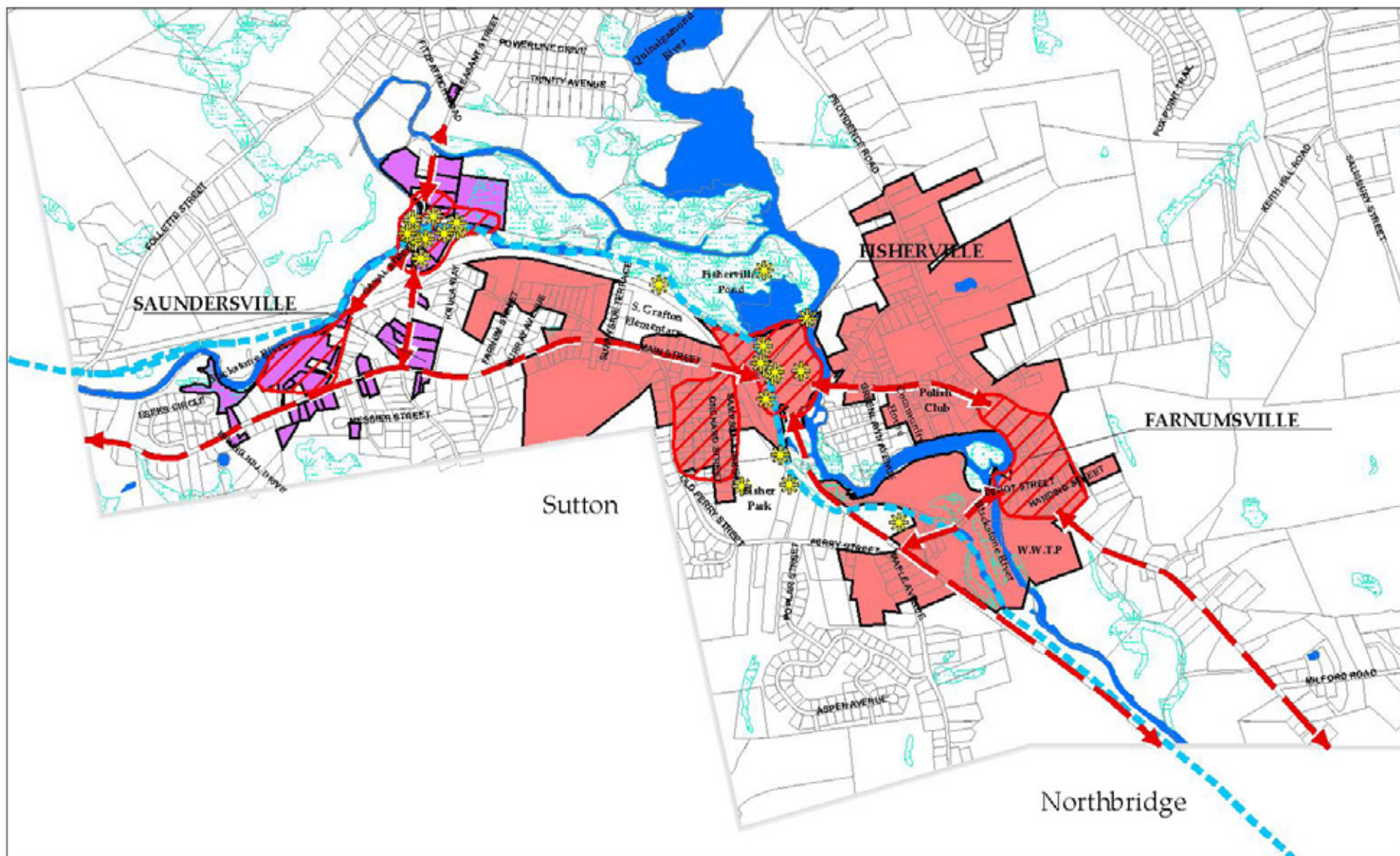
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Legend

- Town Boundary
- Parcel Boundaries
- Water
- Wetland
- ✱ Blackstone Canal Historic Sites
- Blackstone Canal
- National Historic Districts (approximate boundary)
- Historic Sites (from individual nomination forms)

SOURCES: Applied Geographics, Inc. (www.apgeo.com) for parcel data. Massachusetts Geographic Information System (MassGIS) for water and wetlands data. National Register of Historic Places for Fisherville & Farnumville Historic Districts, Massachusetts Historical Commission Inventory Forms for Saundersville Historic Sites.





Historic and Cultural Resources Interpretive Areas **South Grafton Villages Master Plan** Town of Grafton, Massachusetts

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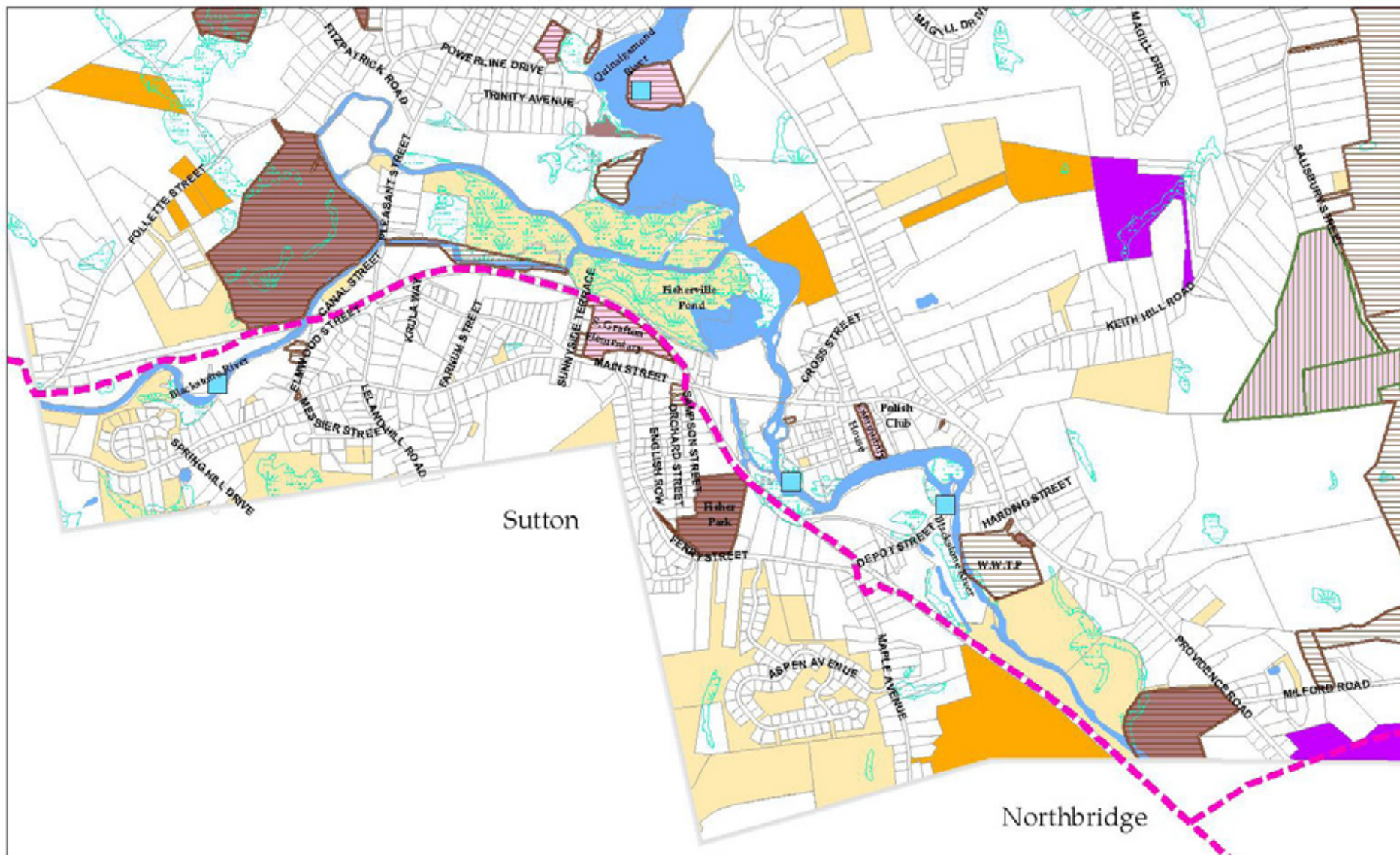


Legend

- Town Boundary
- Parcel Boundaries
- Wetland
- Water
- Blackstone Canal Historic Sites
- Blackstone Canal
- Historic Sites (from individual nomination forms)
- National Historic Districts (approximate boundary)
- Cultural Corridors/Streetscape Connections
- Interpretive Areas

SOURCES: Massachusetts Geographic Information System (MassGIS) for roads, town boundaries & wetlands data. MassGIS for 1:5,000 Color Ortho Imagery, 1/2 meter resolution, taken in April 2003. The images were created by a jointly funded project of MassGIS and the Executive Office of Environmental Affairs (EOEA) and the Massachusetts Highway Department. National Register of Historic Places for Fisherville & Farnumville Historic Districts, Massachusetts Historical Commission Inventory Forms for Saundersville Historic Sites.





Open Space and Recreation Map

South Grafton Villages Master Plan

Town of Grafton, Massachusetts

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Ashfield, Massachusetts, June 16, 2006.

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SOURCES: Applied Geographics, Inc. (www.apgeo.com) for parcel data.
Massachusetts Geographic Information System (MassGIS) for wetlands, and lands in perpetuity/limited protection.

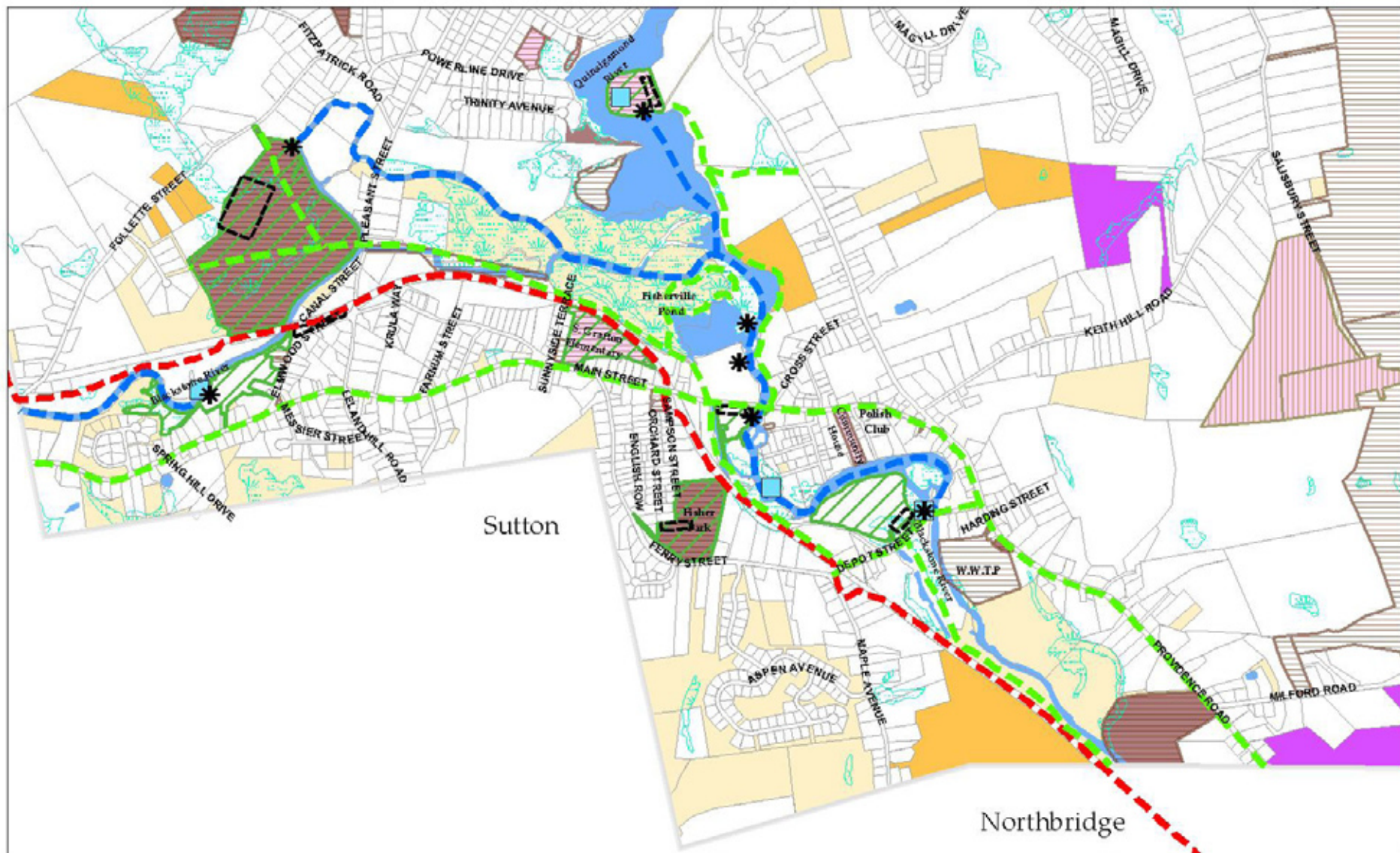
Legend

- Town Boundary
- Parcel Boundaries
- Water
- Wetland
- Recreational Initiatives
- Proposed Multi-Use Trail

Open Space

- Land in Perpetuity
- Limited Protection
- Chapter 61A
- Chapter 61B
- Town Owned Land
- Grafton Land Trust Land
- Other





Recreational and Open Space Resource Network

South Grafton Villages Master Plan

Town of Grafton, Massachusetts

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SOURCES: Applied Geographics, Inc. (www.appliedgeographics.com) for parcel data. Massachusetts Geographic Information System (MassGIS) for roads, town boundaries, wetlands, and lands in perpetuity/limited protection.

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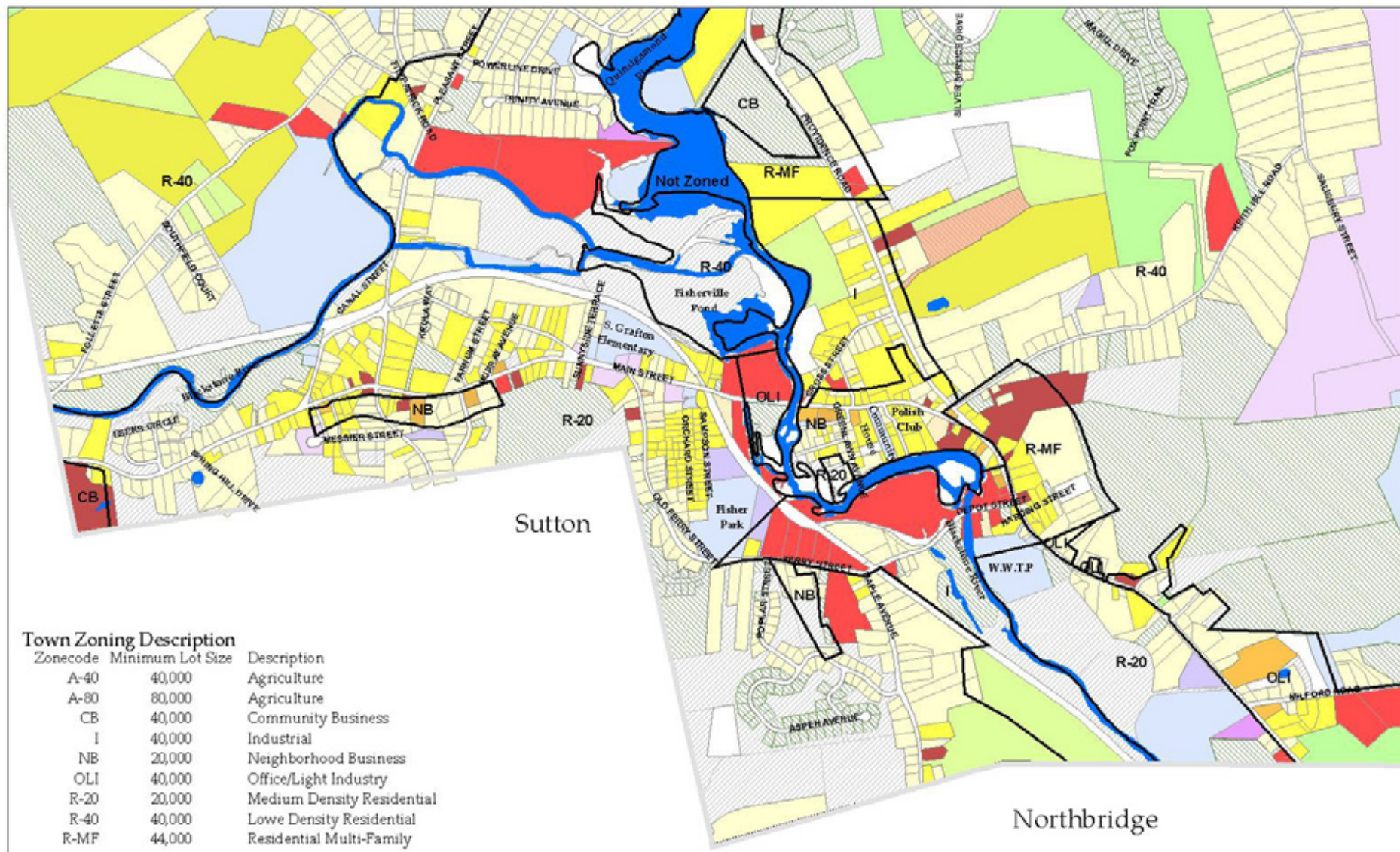
- Town Boundary
- Parcel Boundaries
- Water
- Wetland
- Recreational Initiatives

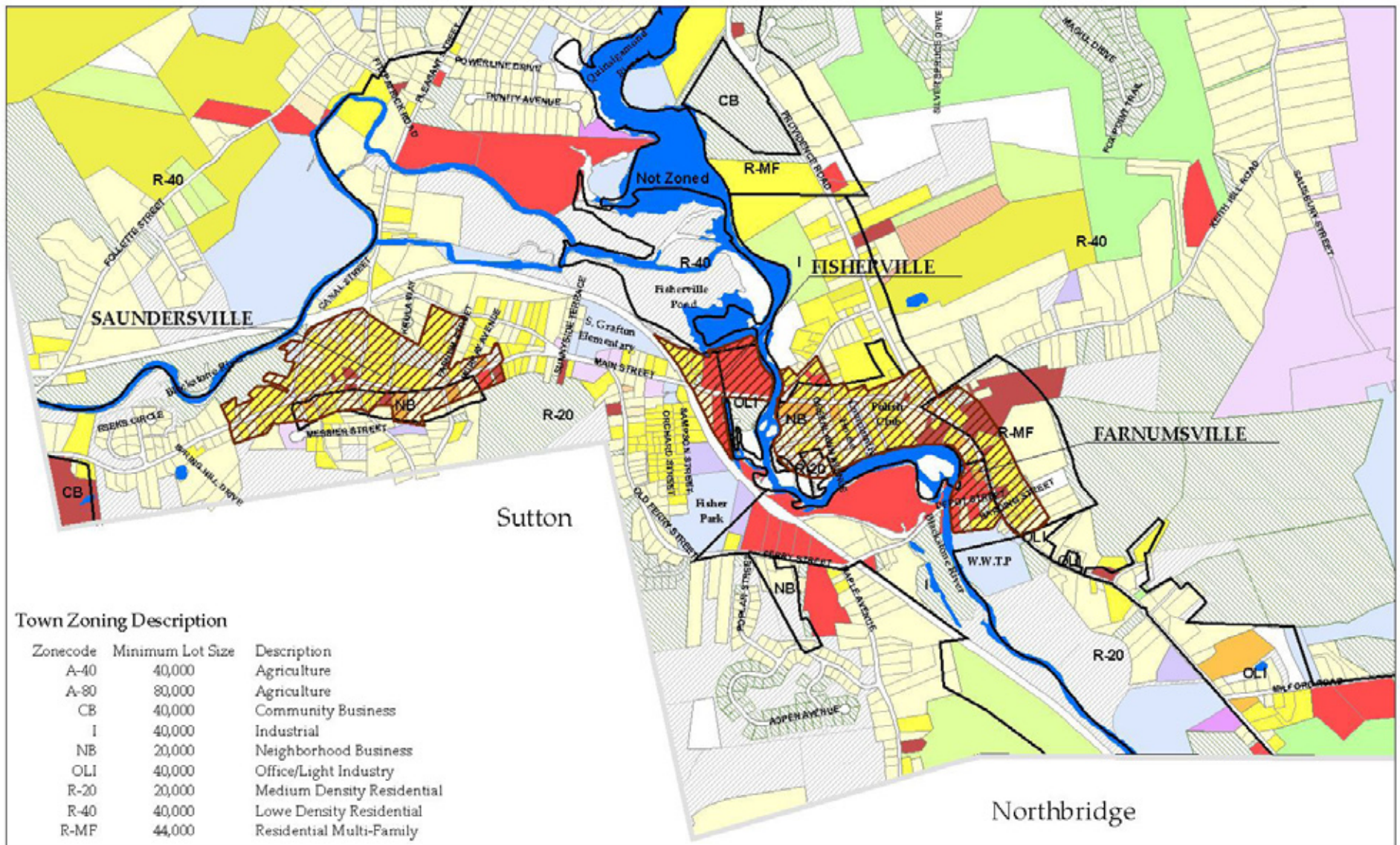
Open Space

- Land in Perpetuity
- Limited Protection
- Chapter 61A
- Chapter 61B
- Town Owned Land
- Grafton Land Trust Land
- Other

- * Access Points
- Recreational Open Space
- Proposed Parking Lot
- Hiking/Walking Trails
- Multi-Purpose Trails
- Water Trails







Economic Development Zones
South Grafton Villages Master Plan
 Town of Grafton, Massachusetts

Prepared by: Dodson Associates, Ltd., Landscape Architects and Planners
 Ashfield, Massachusetts, June 16, 2006.

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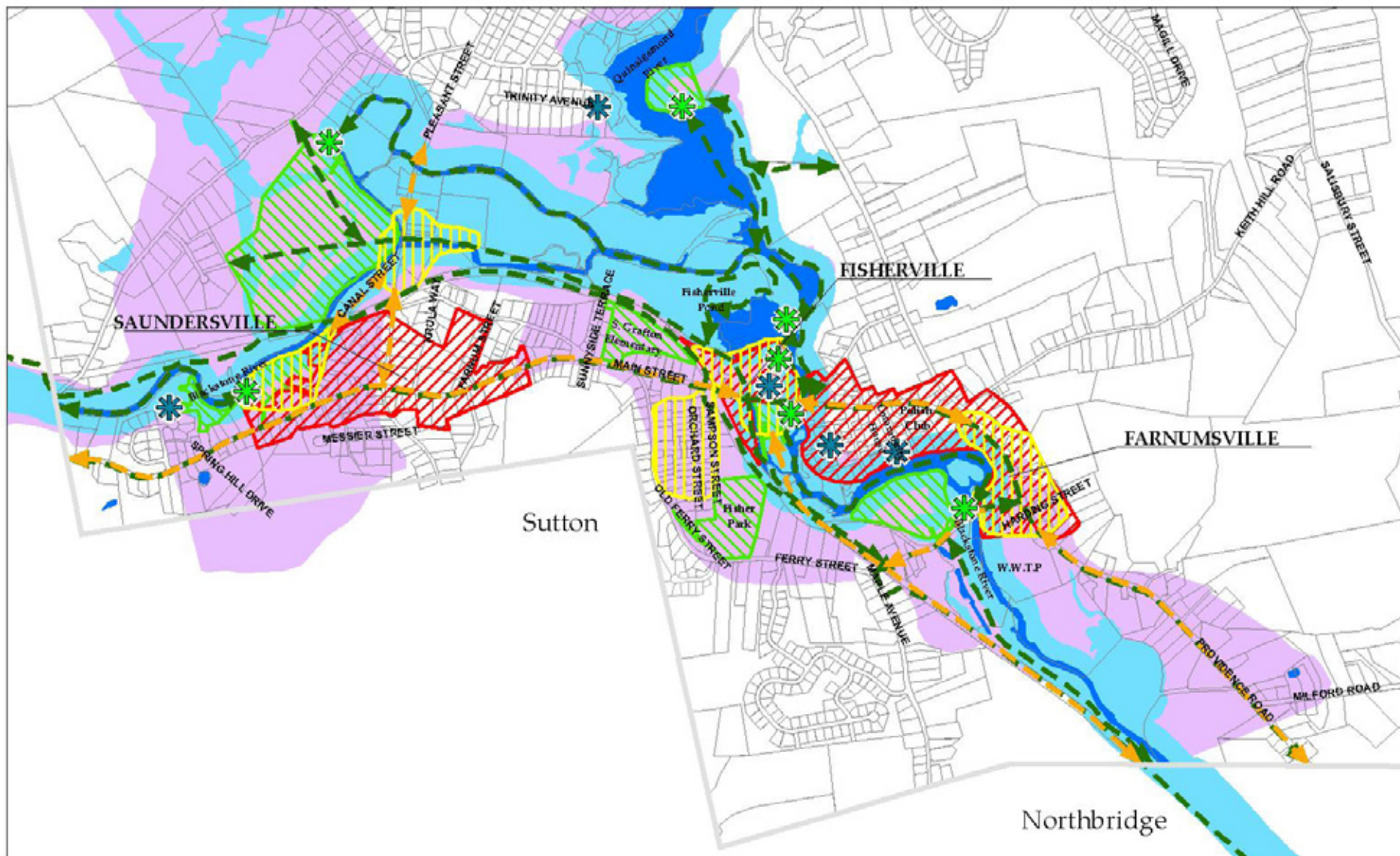
SOURCES: Applied Geographics, Inc. (www.appliedgeo.com) for parcel and land use data.
 Massachusetts Geographic Information System (MassGIS) for zoning, town boundaries
 and water data.

Legend

- Town Boundary
- Water
- Economic Development Zones
- Zoning (from MassGIS, May 2001)

Land Use

- Residential**
 - Single Family
 - Multi-Family
 - Mixed-Use
- Commercial**
 - Retail
 - Automotive
 - Office
 - Services
- Industrial**
 - Mixed-Use
 - Industrial
 - Agricultural (not in Chp 61)
 - Chapter 61A
 - Chapter 61B
 - Unknown
- Public Service Lands**
 - Commonwealth of Massachusetts
 - County
 - Municipal
 - Other
 - Vacant**
 - Developable Land
 - Undevelopable Land



Composite Resource Network

South Grafton Villages Master Plan

Town of Grafton, Massachusetts

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Ashfield, Massachusetts, June 16, 2006.

0 500 1,000 2,000 3,000 4,000 Feet

SOURCES: Applied Geographics, Inc. (www.apgeo.com) for parcel and land use data.
Massachusetts Geographic Information System (MassGIS) for roads and town boundaries.

Legend

- | | |
|----------------------------|--|
| Town Boundary | Economic Development Zones |
| Parcel Boundaries | Cultural Corridors/Streetscape Connections |
| Water | Historic & Cultural Resources Interpretive Areas |
| Recreational Access Points | Potential BMP Areas/Sites |
| Recreational Network | Protected Water Resources |
| Recreational Open Space | Buffer Zone for Resources |



Section III: Implementation

Preliminary Recommendations and Action Steps

Natural and Environmental

Protect surface and ground water quality within the watershed and well-head protection areas

- Prepare a Stormwater Infrastructure Inventory
- Improve stormwater management in existing and new development through the site plan approval process
- Implement stormwater best management practices (BMP's) in key locations



*Tidewater Redevelopment Site, Pawtucket, RI
Existing Conditions and Proposed Stormwater Treatment Park*

Protect wildlife habitats and corridors

- Provide certification for the potential vernal pools identified in the study area
- Restore Fisherville Pond to water levels sufficient for waterfowl habitat (in coordination with US Army Corps of Engineers)
- Inventory ecological resources in Blackstone River Floodplain

- Identify and eradicate, wherever possible, invasive species



*Informational Kiosk
Lake Moreau, NY*

Historic and Cultural

Provide continuous streetscape improvements that protect and enhance the historic character of the three mill villages and intervening corridor

- Prepare consistent historic architectural and landscape design requirements including sidewalks, street trees, lighting and signage, to be implemented under the zoning bylaws
- Encourage historically compatible redevelopment and new construction through the design review and site plan approval process
- Establish and implement, historically compatible, design guidelines

Protect and promote the historic resources and cultural significance of the area

- Develop an Interpretive Program and heritage walk/ trail along the Blackstone Canal
- Nominate Saundersville to the National Register of Historic Places as an historic district



*Contemporary Compatible Development
Saratoga Springs, NY*

- Adopt a Local Historic District Ordinance and establish all three mill village National Register districts as Local Historic Districts
- Develop interpretive and educational materials such as walking tour brochures and signage that illustrate the unique mill village character that remains in South Grafton



*Restored Steel Pedestrian Bridge over the Erie Canal
Vischer Ferry, NY*



*Boardwalk on Nature Trail
Long Island, NY*

Recreation and Open Space

Develop a greenway network of parks, open space and trail systems that traverses South Grafton and links to Town-wide and regional networks

- Develop a continuous trail network involving multi-use, hiking and water trails that link parking with resources
- Provide way-finding and interpretive signage throughout the network
- Develop spurs from the Blackstone Bikeway to town parks and cultural sites
- Develop a series of public parks and open spaces that provide a variety of passive and active recreational activities for all ages

Improve access and use of the Blackstone and Quinsigamond Rivers

- Increase opportunities for River access especially within the three mill villages and at public parking facilities
- Provide opportunities, adjacent to the River, for the rental of non-motorized boats.

Provide public parking facilities in key locations to support the variety of activities and users



*Canoe Access at Blackstone Canal
Uxbridge, MA*

- Develop public parking facilities at all public river access points, trail heads and public parks
- Develop way-finding and interpretive kiosks that display mapping and illustrative materials at each public parking facility



*Saratoga Monument Parking Area and Kiosk
Saratoga, NY*

Land Use and Economic Development

Create an environment of confidence for developers

- Provide objective incentives for investment in South Grafton
- Revise zoning to allow for a mix of uses and densities
- Create public/private partnerships to show a public commitment that provides a catalyst for private investment

Promote economic revitalization through reuse of existing buildings and Village-scale design

- Develop design guidelines that are pedestrian friendly
- Explore Smart Growth funding opportunities



*Residential Mill Redevelopment along the Merrimack River
Amesbury, MA*

Promote Heritage Tourism through the redevelopment of the historic mill villages and the diversity of destination activities

- Provide parking and services for visitors to the region
- Encourage increased destination value through the development of activities such as a passenger rail line and publically-accessible, bio-engineering demonstration projects used for remediation in Fisherville

General

Provide local oversight and implementation of the South Grafton Master Plan

- Create a South Grafton Steering Committee made up of local residents and stakeholders
- Provide periodic community outreach and education
- Utilize every opportunity, such as the Bikeway completion or the redevelopment of the Fisherville sites, to publicize the activities and attractions of South Grafton

Promote capital projects that will contribute to the revitalization of the mill villages

- Changes to land use and development regulations

See Appendix B for the Implementation Chart that identifies potential coordinating organizations and preliminary cost estimates for each action step.

Example Implementation Techniques

South Grafton contains three distinct mill villages that are of local, state, and national significance for their wealth of cultural resources associated with the Industrial Revolution. The following zoning recommendations are designed to maintain and enhance the historic character and economic vitality of these villages. Although alternative approaches to use and density have been developed for the different villages and the intervening streetscape, the core architectural and landscape design requirements will be the same for all. This will provide visual continuity throughout the corridor and promote design that enhances the area's historic character and unique sense of place.

Mill Village Overlay District

Grafton will create a Mill Village Overlay District (MVOD) to cover the villages of Fisherville and Farnumsville. This overlay district will be designed to protect and enhance the character of these villages and stimulate revitalization. It will allow mixed uses including light manufacturing, residential, commercial and retail uses in the former mill structures and other properties. Redevelopment must be environmentally sensitive, pedestrian friendly, in character and scale with the neighborhood and able to be adequately serviced by Town or private infrastructure systems. All lands within the District, including former mill structures lands, will be subject to site plan approval. Mixed-use development will be allowed through the Town's Special Permit Granting Authority.

In Fisherville, the Mill Village Overlay District would be in addition to the existing Office/ Light Industry zone. In Farnumsville along



*Streetscape Improvements
South Burlington, VT*

Depot Street, it is recommended that what is currently an Industrial zone be changed to Office/ Light Industry with the addition of the MVOD. If insufficient parking is available on-site, the MVOD will allow parking to be developed through shared sites or the establishment of a parking fund. There is also the possibility, in Farnumsville, of modifying the Residential Multi-Family (R-MF) zone to allow off-premise parking for Office/ Light Industry zones.



*Mixed Use Development
Saratoga Springs, NY*

Chapter 40R (and 40S) or Smart Growth Overlay District

In Fisherville and Farnumsville, the Town might also consider the use of a Chapter 40R or Smart Growth district. This would be in the form of an overlay zone and allows for higher density residential development. The district must provide a minimum allowable density of 8 units per acre for single-family homes, 12 units per acre for two or three family buildings and 20 units per acre for multi-family dwellings. Twenty percent of the housing in the district must be affordable to those earning 80% or less of the median income and be deed restricted for at least 30 years.

With increased residential densities, the Smart Growth Overlay District provides the opportunity to gather a critical mass within the village center. This, in turn, will stimulate economic development in the form of goods, services and transportation. Also, under the 40R program, communities receive one-time incentive payments from the State in exchange for creating zoning districts that allow denser, mixed-use development near town centers. Communities are eligible to receive incentive payments ranging from \$10,000 to \$600,000 depending on number of new housing units projected.

As an additional incentive for communities to create Smart Growth Districts, the State recently approved Chapter 40S. This program provides funding from the State to pay for any net added school costs that come from children living in new housing in Smart Growth Districts.

Historic Neighborhood Business Districts

The current Neighborhood Business (NB) Zone within the mill village of Saundersville and the streetscape between Fisherville and Farnumsville should be changed to an Historic Neighborhood Business Zone (HNB) in order to promote revitalization while protecting the historic character of the area. The boundary of the current Saundersville NB zone will be expanded to include the north side of Main Street and will allow, through the Town's Special Permit Granting Authority, mixed uses in existing buildings, including small retail and service-oriented businesses on the ground floor and residential in upper floors. In order to ensure a compatible scale of development, the new HNB zone will require a minimum lot size of 20,000 sq.ft. and a maximum lot size of 40,000 sq.ft.



*Historic Business/ Mixed Use Streetscape
Newton Center, MA*

Historic Medium Density Residential (R-20)

The Main Street corridor between Fisherville and Saundersville can change from an R-20 zone to a Historic R-20 zone. This provides the opportunity for tighter control of redevelopment and new construction that is compatible with the historic character and streetscape patterns of the remainder of the corridor. Development within this zone will be subject to the same architectural and landscape design requirements as the Historic Neighborhood Business and Mill District Overlay zones and subject to design review and the site plan approval process.

Tax Increment Financing (TIF)

Used as a financing tool for promoting redevelopment, a TIF offers tax breaks for individual developers on a single property. Landowners may be granted property tax exemptions of up to 100% of the tax increment by a municipality for a maximum term of 20 years.

Essentially this means that the money a developer saves in taxes helps to cover the up-front project development costs.



*Historic View of Farnumsville Streetscape
Grafton, MA*

The benefit of a TIF to the community is that it provides an opportunity to increase property values and economic revitalization in certain areas as well as improving infrastructure and enhancing transportation services. A TIF must be in an area approved by the Director of Economic Development and voted on by the community. A TIF must also have a plan certified by the Economic Assistance Coordinating Council.

District Improvement Financing (DIF)

Similar to Tax Increment Financing, District Improvement Financing provides an economic tool to promote redevelopment in certain areas. A town first must designate a development district that will be targeted for redevelopment. This can be as small as one parcel or include up to 25% of the town's land area. A district can be in effect for a maximum of 30 years.

Using DIF, communities can pledge all or a portion of tax increments to fund development in the district over time. A DIF also allows for public/private partnerships and provides flexibility in planning for the district's housing and commercial needs.

Section IV: Master Plan Conceptual Designs

Conceptual Plan: Saundersville

The Saundersville portion of the conceptual plan emphasizes the history of the area including the former Saunders mill site and smokestack and the Blackstone canal at Leland's Landing. The Plan also indicates connections linking open space and public park resources as well as trails and bikeway spurs along the River.

Also of importance to the Saundersville conceptual plan is the economic revitalization of the village area and business district through changes in types and densities of use and parking areas. This revitalization includes streetscape improvements that will continue from Saundersville into Fisherville and along the corridor to Farnumsville. (Numbers correspond to the plan on the following page)

1. Leland's Landing

- Pedestrian bridge across Blackstone River to access Follett Street Park
- Trail head for walking trail along Blackstone Canal to Fisherville
- Interpretive kiosk with historical materials regarding Canal and Leland's Landing

2. Saundersville Mill Site

- Interpretive center and viewing area along Blackstone River near the remnants of the Saundersville Dam
- Pedestrian access from Main and Elmwood Streets along original walks to mill site
- Passive recreation area with open space for picnicking
- Restore Saundersville Mill stack to serve as key focal point and interpretive feature

3. Blackstone Bikeway

- Access to Bikeway from intersection of Elmwood and Canal Streets

- Public parking facility along Elmwood Street with informational and way-finding signage

4. Saundersville Business Area

- Infill development with mixed uses including accessory apartments over office or retail spaces
- New development should be focused on the street with parking located in the rear
- Eliminate excessive curb cuts with shared parking and driveways wherever possible

5. Streetscape Improvements

- Provide continuous street tree plantings and street amenities such as lighting and sidewalks
- Ensure that improvements are compatible with the historic character of the area and at a pedestrian-friendly scale

Saundersville



Conceptual Plan: Fisherville and Farnumsville

The conceptual plan for the Fisherville to Farnumsville stretch of the corridor emphasizes a greenway network created along the Blackstone River and the redevelopment of two major mill sites. Recreational activities, historic resources and environmental opportunities are designed together to provide a place for both local residents and visiting tourists.

The conceptual plan indicates how the rich history of these two mill villages offers an excellent opportunity for economic revitalization in South Grafton. A key element of the Plan are streetscape improvements along the entire corridor from Farnumsville to Saundersville. (Numbers Correspond to the plan on the following page)

1. Farnumsville Redevelopment

- Redevelopment of the Farnumsville Mill buildings as residential or mixed use
- Infill development on the street with shared parking areas
- Pedestrian-friendly improvements and connections to open space and recreational access

2. Open Space and Recreational Access

- Provide public parking facilities off of Depot Street for non-motorized boating access to the Blackstone River
- Interpretive and informational kiosk for education and way-finding
- Pedestrian access to trails along the Blackstone River and Blackstone Canal

3. Streetscape Improvements

- Provide continuous street tree plantings and amenities that are consistent with those along Main Street in Saundersville.
- Improvements should be compatible with the historic character of the area

4. Water Treatment and Environmental Education

- Provide water treatment alternatives in constructed wetlands or other water polishing facility
- Boardwalks and natural trails with educational kiosks and viewing areas
- Pedestrian access across Blackstone Canal to Fisher Park

5. Fisherville Redevelopment

See the [Detailed Design Study: Fisherville Public Spaces Plan](#) on the following pages.

Fisherville and Farnumsville



Section V: Potential Fisherville Public Spaces Plan

The former Fisherville mill site has been undergoing an extensive remediation and encapsulation process and the owners are now planning for redevelopment. As part of the potential redevelopment of the site, the owners have expressed their desire to set aside a portion of the site for public use in the form of parks, walks, and access points.

The Fisherville Public Spaces Plan explores these opportunities for public access as well as ideas for interpreting the significant natural, cultural and recreational resources that are present in Fisherville. This will include interpretation of historic features such as the canal and mill site as well as natural features such as the wildlife habitats associated with Fisherville Pond. The Public Spaces Plan demonstrates how the resources and recommendations developed through the Master Planning process can be accommodated into detailed site design and rehabilitation plans.

The southern portion of the site will include a bio-engineering water treatment complex with constructed wetlands. This will not only provide an environmentally friendly solution to stormwater runoff and improved water quality but provides additional public interpretive and educational opportunities. (Numbers correspond to the plan on the following page)

1. Public Parks and Recreation Areas

- Public recreation facilities and parking for access to trails, the Blackstone River and the Blackstone Bikeway
- Interpretive kiosk with historical and environmental materials regarding the Blackstone Canal, Blackstone River and Fisherville Pond
- Community gathering spaces for events and passive recreational uses

2. Public Access and Boat Launches

- Non-motorized boat launches and portage areas
- Viewing decks to provide visual access to Blackstone River, Canal and Fisherville Pond

3. Blackstone Canal Restoration and Interpretation

- Restore remaining Fisherville Mill building for use as an interpretive center and public restroom facility
- Restore water to portions of the Blackstone Canal in Fisherville for environmental and interpretive purposes

4. Stormwater Treatment

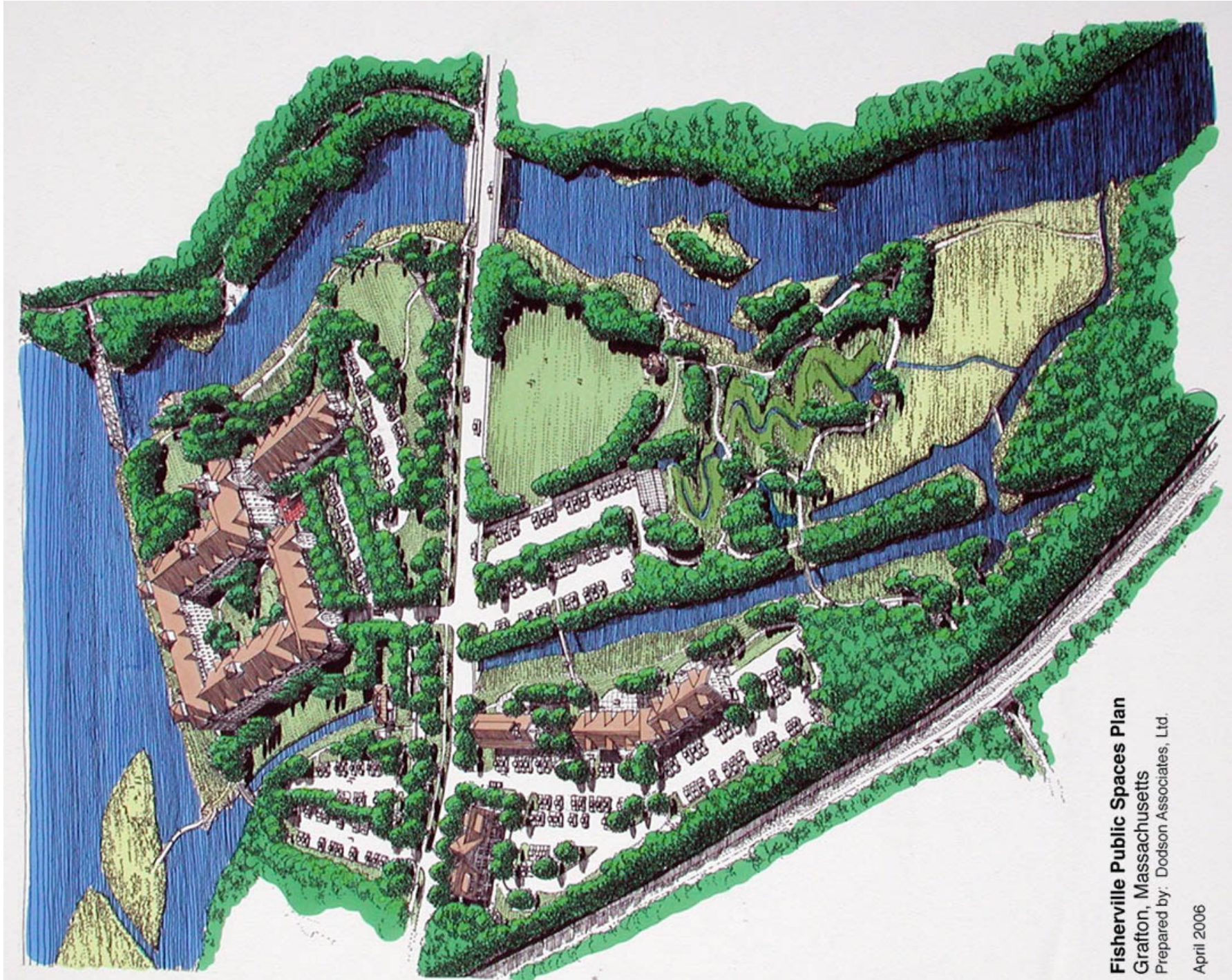
- Develop stormwater treatment facility south of Main Street to improve water quality
- Provide pedestrian access through water treatment and riparian areas

5. Economic Development

- Redevelop Fisherville Mill site and former Agway site as residential and mixed-use development to provide an economic catalyst for revitalization



Fisherville Public Spaces Plan
 Grafton, Massachusetts
 Prepared by: Dodson Associates, Ltd.
 April 2006



Aerial Perspective of Proposed Fisherville Redevelopment and Public Spaces Plan

Fisherville Public Spaces Plan
Grafton, Massachusetts
Prepared by: Dodson Associates, Ltd.
April 2006

Conclusion

From historic preservation and economic revitalization to water quality improvement and recreational access, the Blackstone River Corridor in South Grafton is a dynamic opportunity for the region. The three mill villages retain much of their historic charm and character and reflect the rich history of the community. Tremendous support has been demonstrated and continues to grow for the renaissance of this significant area.

The Master Plan for the mill villages of South Grafton provides a road map for revitalization through economic development, increased recreational activities and the interpretation of cultural and historic features. This can be accomplished while also addressing natural and environmental issues such as the clean-up of the Fisherville mill site, the restoration of Fisherville Pond and Blackstone River wildlife habitats and innovative stormwater management techniques.

With the help of public/private partnerships, the Blackstone River Valley National Heritage Corridor and the community at large, this stretch of the River can become a template for the successful redevelopment of mill villages throughout the Corridor. The identification of valuable assets, recommended action steps and a strategic plan for implementation provide the groundwork; local support will provide the impetus to move forward.

Appendix A: Listed Species Inventory

From the 1998 Natural Resources Inventory and Assessment completed by the Blackstone River Valley National Heritage Corridor Commission.

LISTED SPECIES

Below are rare species of plants and animals in the Blackstone River Valley National Heritage Corridor listed by the states of Massachusetts and Rhode Island. With the exception of transient peregrine falcons, there are no Federally-listed species in the Corridor.

GROUP	COMMON NAME	MA	STATUS RI
VERTEBRATES			
Fish	American Brook Lamprey	T	SC
Amphibians	Jefferson Salamander	SC	
	Blue-spotted Salamander	SC	
	Marbled Salamander	T	+
	Spring Salamander	SC	SC
	Four-toed Salamander	SC	+
Reptiles	Blanding's Turtle	T	
	Spotted Turtle	SC	+
	Wood Turtle	SC	SC
	Eastern Box Turtle	SC	+
	Worm Snake	T	SC
	Hognose Snake	+	SC
	Timber Rattlesnake	E	
Birds (nesting only)	American Bittern	SC	H
	Least Bittern	T	SC
	Great Blue Heron	WL	SC
	Cooper's Hawk	SC	SC
	Common Nighthawk	+	SC
	Northern Goshawk		SC
	Sharp-shinned Hawk	SC	
	Sora	+	SC
	Northern Saw-whet Owl		SC
	Pileated Woodpecker	+	SC
	Acadian Flycatcher		SC
	Winter Wren	+	SC
	Marsh Wren	+	SC
	Golden-winged Warbler	E	H
	Black-throated Blue Warbler	+	T
	Blackburnian Warbler		T
	Worm-eating Warbler		SC
	Grasshopper Sparrow	T	
	White-throated Sparrow	+	SC
	Henslow's Sparrow	E	

Mammals	Dark-eyed Junco	+	SC
	Upland Sandpiper	E	
	Smoky Shrew	+	SC
	Water Shrew	SC	SC
	Southern Bog Lemming	SC	SC
	Fisher	+	SC
	Hoary Bat	WL	
	Indiana Myotis	E	

INVERTEBRATES

Dragonflies	Ringed Boghaunter	E	SC
Beetles	Twelve-spotted Tiger Beetle	SC	+
	Red-bellied Tiger Beetle	T	SC
Butterflies and Moths	Bog Copper	+	SC
	Acadian Hairstreak	+	SC
	Hickory Hairstreak	+	SC
	Hessel's Hairstreak	SC	SC
	Frosted Elfin	+	SC
	Northern Pearly Eye	+	SC

PLANTS

Ferns and Fern Allies	Mountain Spleenwort	E	E
	Walking Fern		E
	Maidenhair Spleenwort	+	SC
	Water Horsetail	+	SC
	Woodland Horsetail	+	SC
	Ostrich Fern	+	SC
	River Quillwort	+	SC
	Stiff Clubmoss	+	E
	Triangle Grapefern	+	SC
	Daisyleaf Grapefern	+	SC
	Dwarf Grapefern	+	SC
	Purple Cliff-brake		E
	Climbing Fern	SC	SC
Gymnosperms	Ground Hemlock	+	SC
	American Larch		+
	Black Spruce	+	SC
Angiosperms	Striped Maple	+	SC
	Honewort	+	SC
	Golden Alexanders	+	SC
	Spikenard	+	SC
	American Ginseng	SC	E
	Purple Milkweed	T	SC
	Whorled Milkweed	T	SC

Large-leaved Aster	+	SC
Lion's Foot	E	SC
Sclerolepis	E	E
Blue Cohosh	+	T
Feverwort	E	SC
Hobblebush	+	SC
Golden Heather	+	SC
Round-leaved Dogwood	+	SC
Piled Sedge	+	SC
Bog Sedge	+	SC
Log-stalked Sedge	+	T
Variable Sedge	E	E
Horsetail Spike-rush		SC
Inundated Horned-rush		E
Bog Rosemary	+	E
Creeping Snowberry	+	T
Pale Laurel	+	T
Spreading Tick-trefoil	E	
Wild Lupino	+	SC
Pale Corydalis	+	SC
Bicknell's Geranium	+	SC
American Pennyroyal	+	SC
Colicroot	+	SC
Zigzag Bladderwort	+	T
Rose-twisted Stalk	+	T
Canada Lily	+	T
Black Ash	+	SC
Small Enchanter's Nightshade	+	SC
Showy Orchid	+	SC
Lily-leaved Twayblade	+	T
Northern Green Orchid	+	T
Small Purple Fringed Orchid	+	SC
Spring Ladies'-tresses	SC	SC
Squaw-root	+	SC
Bloodroot	+	SC
Featherfoil	+	SC
One-sided Pyrola	+	SC
Red Baneberry	+	SC
Long-fruited Anemone	+	SC
Hepatica	+	SC
Yellow Water-crowfoot	+	SC
Dewdrop	+	E
Podgrass	T	E
Tall White Beardtongue	+	SC
Early Saxifrage	+	SC
Swamp Saxifrage	+	SC
Slippery Elm	+	SC
Palmate-leaved Violet	+	T
Round-leaved Yellow Violet	+	SC
Dwarf Mistletoe	+	E
Northern Yellow-eyed Grass	+	SC

Key E = Endangered; T = Threatened; SC = Special Concern; WL = on Watch List; H = Historic
 + = present in state but not listed as rare
 blank space indicates not present in Blackstone Corridor

ADDITIONAL SPECIES OF INVERTEBRATES AND PLANTS LISTED BY THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM

COMMON NAME	LAST OBSERVED	STATUS IN MA
INVERTEBRATES		
Mystic Valley Amphipod	1989	SC
Purple Tiger Beetle	0000	SC
Hessel's Hairstreak	1987	SC*
Imperial Moth	1934-Pre	SC
Northern Hairstreak	1992	SC
Regal Fritillary	1934-Pre	E
Triangle Floater	1974	SC
Smooth Branched Sponge	1989	SC
PLANTS		
Purple Milkweed	1954	T*
Sclerolepis	1981	E*
Northern Wild Comfrey	1879	H
Climbing Fumitory	1938	T
Broad Waterleaf	1934	E
Pondshore Knotweed	1934	SC
Purple Clematis	1940-Pre	SC
Hairy Beardtongue	1890	E
Indian Paintbrush	1940-Pre	H
Sandplain Gerardia	1944	E
Swamp Lousewort	1940	E
Pappilose Nut-Sedge	1989	E
Shore Sedge	1933	T
Slender Cottongrass	1988	T
Tall Nut-Sedge	1986	E
Arethusa	1935	T
Grass-Leaved Ladies'-Tresses	1993	SC
Large Whorled Pogonia	1964	WL
Orange Fringed Orchis	1934	H
Pale Green Orchis	1939	T
Philadelphia Panic-Grass	1990	SC
Small Bur-Reed	1865	E
Lake Quilwort	1922	E
Adder's-Tongue Fern	1933	T
Climbing Fern	1995	SC*

**Also listed in Rhode Island*

ADDITIONAL SPECIES CONSIDERED HISTORIC IN THE BLACKSTONE VALLEY CORRIDOR (SINCE 1900)
(includes approximate date of last occurrence)

Freshwater Mussels	Swollen Wedgemussel – candidate for Federal listing – recorded from Blackstone River, Canal Falls (1897). Unknown after this date.
Fish	Several species of anadromous fish eliminated from the Blackstone River by the construction of dams, all before 1900.
Amphibians	Eastern Spadefoot (MA: never recorded in Blackstone Valley; RI: Providence – 1906)
Reptiles	Timber Rattlesnake: although likely present in the Blackstone Valley historically, extinct from region prior to 1900.
Birds (nesting)	Pied-billed Grebe (MA – last date not known; RI: Pawtucket – 1917) American Bittern (MA: may still be present; RI: Lincoln – 1970s;) Sharp-shinned Hawk (MA – last date not known; RI: Smithfield – 1911) Cliff Swallow (MA – last date not known; RI: Cumberland – 1940) Golden-winged Warbler (MA – may still be present; RI: Lincoln – 1956) Yellow-breasted Chat (MA: Leicester – 1974; RI: Lincoln – 1936) Vesper Sparrow (MA: last date not known; RI: Glocester – 1946) Honslow’s Sparrow (MA: Leicester – 1974; RI: not in Blackstone Valley)
Plants	Sandplain Gerardia – Federally Endangered Species still present in southeast MA and RI; last recorded in Blackstone Valley as follows: MA: Douglas – 1944; RI: Cumberland – 1941)

In Rhode Island, the following plant species have been lost from the Corridor area since 1840. (plants with * are extinct from the entire state of Rhode Island)

Adder’s-tongue (Burrillville – 1975)
Rusty Woodsia (Cumberland – 1977)*
Yellow Pimpernel (Smithfield – 1886)*
Aromatic Snakeroot (Cumberland – 1946)*
Pink Tickseed (Lincoln – 1900)
Purple Cudweed (Smithfield – 1844)*
False Grumwell (Providence – 1886)
Drummond’s Rock-cress (Cumberland – 1931)*
Carolina Whitlow-grass (Providence – 1902)*
Water Lobelia (Cumberland – 1895)
Twinflower (Lincoln – 1923)*
Red-berried Elderberry (Cumberland – 1931)*
Creeping St. John’s-wort (Cumberland – 1914)
Burreed-like Sedge (Cumberland – 1948)*
Hare’s Tail (Glocester – 1904)*
Umbrella Grass (Providence – 1846)*
Tiny-flowered Sedge (Providence – 1892)
Northern Cotton-grass (Cumberland – 1907)*

Long-beaked Bald Rush (Lincoln – 1872)
Reticulated Nut-rush (Smithfield – 1866)
Rattlebox (Providence – 1902)
Wild Senna (Smithfield – 1870)*
Goat’s Rue (Cumberland – 1978)
Andrew’s Closed Gentian (Glocester – 1915)*
Fringed Gentian (Cumberland – 1978)
Weak Rush (Lincoln – 1906)
Purple Trillium (Glocester – 1971)
Grooved Flax (Providence – 1844)
Green Adder’s Mouth (Burrillville – 1980)*
White-fringed Orchid (Providence – 1900)
Orange-fringed Orchid (Providence – 1971)
Hooker’s Orchid (Cumberland – 1885)
Round-leaved Orchid (Burrillville – 1971)
Large Round-leaved Orchid (Glocester – 1973)
Shining Ladies’-tresses (Lincoln – 1960)*
Indian Grass (Lincoln – 1921)
Riverweed (Smithfield – 1894)*
Hairy Agrimony (Lincoln – 1913)*
Hairy Herb-Bennet (Lincoln – 1921)*
Grass-of-Parnassus (Lincoln – 1985)*
Painted-cup (Lincoln – 1879)*

Appendix B: Implementation Chart

Recommendations and Action Steps	Coordinating Organization(s)	Preliminary Cost Estimate
(Assuming the use of an outside consultant unless otherwise noted)		
<u>Natural and Environmental</u>		
Protect surface and ground water quality		
1. Prepare a Stormwater Infrastructure Inventory	Grafton DPW	\$10-12,000
2. Improve stormwater management through the Site Plan Approval process	Grafton Planning Board/DPW/ Conservation Commission	Ongoing using staff and volunteer time
3. Implement stormwater BMP's	Grafton Conservation Commission/ Planning Board	Ongoing using staff and volunteer time
Protect wildlife habitats and corridors		
4. Provide certification of vernal pools	Grafton Conservation Commission	\$10-12,000
5. Restore Fisherville Pond to sufficient water levels for waterfowl habitat	Army Corps of Engineers/ Grafton Conservation Commission/ Massachusetts Division of Fish and Wildlife	
6. Inventory Ecological Resources in floodplain	Mass Audubon/Grafton Conservation Commission	\$15-20,000
7. Identify and eradicate invasive species	Grafton Conservation Commission/Mass Riverways	Ongoing using staff and volunteer time
<u>Historic and Cultural</u>		
Provide continuous streetscape improvements		
8. Prepare consistent historic landscape and architectural design requirements (combine with #24)	Grafton Historical Commission/ Planning Board	\$20-30,000

9. Promote historically compatible redevelopment and new construction through the Site Plan Approval process	Grafton Planning Board/ Zoning Board of Appeals (ZBA)	Ongoing using staff and volunteer time
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Protect and promote the historic resources and cultural significance

10. Develop an interpretive program for the Blackstone Canal	Grafton Historical Commission/ Blackstone River Valley National Heritage Corridor (BRVNHCC)/ Blackstone River and Canal Commission	\$10-20,000
11. Nominate Saundersville to the National Register	Grafton Historic District Commission	\$3-5,000
12. Adopt a Local Historic District Ordinance	Grafton Historic District Commission	\$8-10,000
13. Develop interpretive and educational materials that illustrate the mill village character	Grafton Historical Commission/ BRVNHCC/ Grafton Cultural Council	\$10-15,000

Recreation and Open Space

Develop a greenway network of parks, open spaces and trails

14. Develop a continuous trail network	Grafton Land Trust/ Grafton Trail Committee	Ongoing using staff and volunteer time and/or undetermined grant funds for acquisition
15. Provide way-finding and interpretive signage	Grafton Land Trust/ Grafton Trail Committee	\$5-10,000
16. Develop a series of linked public parks and open spaces	Grafton Land Trust/ Grafton Recreation Commission	Ongoing using staff and volunteer time

Improve access and use of the Blackstone and Quinsigamond Rivers

17. Increase opportunities for physical and visual access to the Rivers	Grafton Recreation Commission/ BRVNH/ Massachusetts River Access Board	Ongoing using staff and volunteer time
18. Provide opportunities for the rental of non-motorized boats	Grafton Economic Development Committee/ Recreation Commission	Ongoing using staff and volunteer time
<i>Provide public parking facilities in key locations</i>		
19. Develop public parking facilities at all public parks, access points and trail heads	Grafton Board of Selectmen/Grafton DPW/BRVNH	\$20-40,000 design development (construction costs dependant on materials)
<u>Land Use and Economic Development</u>		
<i>Create an environment of confidence for developers</i>		
20. Provide objective incentives for investment in South Grafton	Grafton Board of Selectmen/Planning Board/Economic Development Committee	Ongoing using staff and volunteer time
21. Revise Zoning to allow for mixed uses and densities (combine with #29)	Grafton Planning Board/ ZBA	\$15-20,000
22. Create public/private partnerships	Grafton Economic Development Commission	Ongoing using staff and volunteer time
<i>Promote economic revitalization through the reuse of existing buildings and village-scale design</i>		
23. Develop design guidelines that are pedestrian friendly (combine with #8)	Grafton Planning Board/ZBA	\$20-30,000
24. Explore Smart Growth funding opportunities	Grafton Board of Selectmen/Economic Development Commission/Planning Board	Ongoing using staff and volunteer time
<i>Promote Heritage Tourism through the redevelopment of the historic mill villages</i>		

25. Provide parking and services for visitors to the region	Grafton Planning Board/Economic Development Committee	Ongoing using staff and volunteer time
26. Encourage regional tourism through publicizing the diverse local attractions and activities	Grafton Board of Selectmen/Economic Development Committee/ BRVNHC/ Blackstone Valley Chamber of Commerce	Ongoing using staff and volunteer time

General

Provide local oversight and implementation of Master Plan

27. Establish a South Grafton Mill Village Steering Committee	Grafton Board of Selectmen	No cost
28. Provide periodic community outreach and education	Grafton Board of Selectmen/ South Grafton Steering Committee/ BRVNHC	\$1-3,000 per year

Promote capital projects that will contribute to the revitalization of the mill villages

29. Changes to land use and development regulations (combine with #21)	Grafton Planning Board/ Zoning Board of Appeals	\$15-20,000
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Appendix C: Potential Funding Sources

Natural and Environmental

MA Executive Office of Environmental Affairs

www.mass.gov/envir/grant_loan/

Drinking Water State Revolving Loan Fund Program

Clean Water State Revolving Loan Fund Program

Section 319 Nonpoint Source Competitive Grants Program

604(b) Water Quality Management Planning Grants

Massachusetts Environmental Trust Grants

Rivers and Harbor Grant Program (Dredging Grants)

Watershed Management Technical Assistance

Historic and Cultural

National Park Service/ State Historic Preservation Office

www.cr.nps.gov

www.sec.state.ma.us/mhc/

Certified Local Government Program

Historic Preservation Fund

Federal Preservation Tax Incentives Program

Blackstone River Valley National Heritage Corridor

The National Trust for Historic Preservation

www.nationaltrust.org/funding

National Preservation Endowment

National Preservation Loan Fund

National Trust Community Investment Corporation

Recreation and Open Space

MA Department of Conservation and Recreation

www.mass.gov/dcr/grants

Greenways and Trails Demonstration Grants Program

Recreational Trails Grants

MA Executive Office of Environmental Affairs

www.mass.gov/envir/grant_loan/

Conservation Partnership Grants

Self-Help Conservation Land Acquisition Program

Federal Land and Water Conservation Fund

Land Use and Economic Development

MA Executive Office of Environmental Affairs

www.mass.gov/envir/grant_loan/

Commonwealth Capital Technical Assistance Grant

Smart Growth Technical Assistance Grant Program

Office of Public/Private Partnerships